

Knightsen Town Advisory Council



Andrew Steudle, Chair

**Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513
925-252-4500**

Andrew Steudle, Chair
Karen Reyna, Vice Chair
Kim Carone, Councilmember
Erin Clancy-Mathias, Councilmember
Maria Jehs, Councilmember

*The Knightsen Town Advisory Council serves as an advisory body to the
Contra Costa County Board of Supervisors.*

Knightsen TAC AGENDA

**Tuesday, October 19, 2021
7:30p.m.**

To slow the spread of COVID-19, the Contra Costa County Health Officer's Shelter Order prevents public gatherings. In lieu of a public gathering, the Knightsen Town Advisory Council Meeting will be accessible via teleconference to all members of the public as permitted by the Governor's Executive Order N-29-20.

Board meetings can be accessed via Zoom:

<https://cccouny-us.zoom.us/j/2830849836>

or

**Dial In: (888) 278-0254
Conference code: 142291**

To access the full agenda packet, please visit:

<https://www.contracosta.ca.gov/AgendaCenter/ViewFile/Agenda/3820?html=true>

The Knightsen Town Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting. Please contact Lea Castleberry at least 72 hours before the meeting at (925) 252-4500.

Materials distributed for the meeting are available for viewing at the District III Brentwood Office.

1. Call to Order/Roll Call

2. Approval of Agenda

3. Public Comment (3 minutes per speaker) *Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the TAC. Persons wishing to speak are requested to fill out a speaker card.*

4. Agency Reports

- a. Contra Costa Sheriff's Department
- b. California Highway Patrol
- c. East Contra Costa Fire Protection District
- d. Knightsen Community Services District
- e. Office of Supervisor Diane Burgis

5. Consent Items

All matters listed under Consent Items are considered by the TAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the TAC or a member of the public prior to the time the TAC votes on the motion to adopt.

- a. APPROVE Draft Record of Actions – September 21, 2021

6. Presentations

- a. None.

7. Items for Action and/or Discussion

- a. Agency Comment Request CDLP21-02039: The applicant requests approval of a Land Use permit to allow a boat and RV storage yard on the subject 10-acre property. (*Applicant, Tony Lagomarsino*)
- b. Discuss ideas for future community events

8. Committee Reports/Member Reports

- a. Code Enforcement

9. Correspondence (R= Received S=Sent)

- a. R-09/20/21 Revised County Planning Commission Agenda for September 22, 2021
- b. R-09/30/21 Revised County Zoning Administrator Agenda for October 4, 2021
- c. R-09/30/21 County Planning Commission Cancellation Notice for October 13, 2021
- d. R-10/14/21 County Zoning Administrator Agenda for October 18, 2021

10. Future Agenda Items

Noise Control Ordinance
Future of Sonja's
Superintendent & Principal Update from Knightsen School

11. Adjourn

Knightsen Town Advisory Council



Andrew Steudle, Chair

Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513

Respectfully submitted by:
Deputy Chief of Staff, Lea Castleberry

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Contra Costa County Board of Supervisors and the County Planning Agency.*

Draft Record of Actions

7:30 p.m.

September 21, 2021

1. **MEMBERS PRESENT:** Chair Andrew Steudle, Vice Chair Karen Reyna, Councilmember Kim Carone, Councilmember Erin Clancy-Mathias, and Councilmember Maria Jehs
MEMBERS ABSENT:
2. **APPROVAL OF AGENDA:** Motion to approve the agenda as presented made by Carone. Second made by Mathias. Motion carried: 5-0. AYES: Carone, Jehs, Mathias, Reyna, and Steudle.
3. **PUBLIC COMMENT:**
Carolynne Steen – Letter to the Board of Supervisors regarding parties/events in Knightsen.
Al Bello – Events and noise has been an issue on going issue.
Trish Bello-Kunkel – look at other county/city ordinances to make sure it addresses the concerns of the Knightsen community.
4. **AGENCY REPORTS:**
 - a. **Office of the Sheriff:** Lt. Johnson provided the activity report for the month of August. Joe Losado from County Code Enforcement discussed illegal event/party enforcement within the Knightsen community.
Trish Bello-Kunkel – there is a lack of code enforcement on the weekends. Attended a Measure X Committee meeting and spoke in favor of additional support for the Sheriff's Department.
Chet Holm – determining the location for some of these parties can be difficult.
 - b. **California Highway Patrol:** Officer Thomas provided the activity report for the month of August.
 - c. **East Contra Costa Fire Protection District:** Battalion Chief Ross Macumber provided the activity report for the month of August; Red Flag Warning; Board of Supervisors and ConFire approved resolution to Annex ECCFPD into ConFire. The application to LAFCO to dissolve should be going soon. Station 55 should be opened March/April.
Al Bello – Did you total the water tender?
 - d. **Knightsen Town Community Services District:** CSD meeting held 9/2/21; community survey distributed 9/3/21 and the deadline to submit comments is 9/30/21; results will be shared in November.
 - e. **Office of Supervisor Diane Burgis:** Lea Castleberry provided an update on Covid-19; the return to in-person KTAC meetings; Community Clean-Up Day; update on Tranquility Bay abatement.
5. **CONSENT ITEMS:**
 - a. **Approval of the Draft Record August 17, 2021:** Motion to approve as presented made by Reyna. Second made by Jehs. Motion Carried: 5-0. AYES: Carone, Jehs, Mathias, Reyna, and Steudle.
6. **PRESENTATIONS:**

Draft Groundwater Sustainability Plan: Ryan Hernandez, Contra Costa Water District provided an overview of the DRAFT Groundwater Sustainability Plan and East County groundwater conditions and the East Contra Costa Groundwater Sustainability Agencies (GSAs) plans for the long-term health and sustainability of groundwater. This document is being prepared, as required by the State, to comply with the Sustainable Groundwater Management Act (SGMA). The GSAs seek your input on the draft GSP. Comments for the Draft Groundwater Sustainability Plan are due by October 6, 2021. Click here for the Draft GSP: <https://www.eccc-irwm.org/sgma-documents-reports>
Questions regarding the GSA should be directed to:
Aaron Trott, General Manager, East Contra Costa Irrigation District GSA, atrott@eccid.org (925) 634-3544.
Dan Muelrath, General Manager, Diablo Water District GSA, dmuelrath@diablowater.org (925) 625-3798.

This meeting record is provided pursuant to Better Government Ordinance 95-6, Article 25-2.205(d) of the Contra Costa County Ordinance Code.

Ryan Hernandez, Manager, Contra Costa County GSA, ryan.hernandez@dcd.cccounty.us (925) 655-2919.

7. **ITEMS FOR DISCUSSION AND/OR ACTION:**

- a. **Discuss ideas for future community events:** No report.

8. **COMMITTEE REPORTS/MEMBER REPORTS**

- a. **Code Enforcement:** No report.

9. **CORRESPONDANCE/ANNOUNCEMENTS (R=Received S=Sent)**

- a. R-08/17/21 County Planning Commission Cancellation Notice for August 25, 2021
- b. R-08/30/21 County Planning Commission Cancellation Notice for September 8, 2021
- c. R-08/31/21 County Zoning Administrator Agenda for September 8, 2021
- d. R-08/12/21 Notice of Public Hearing for September 8, 2021
- e. R-09/13/21 Letter from Carolynne Steen
- f. R-09/16/21 County Zoning Administrator Agenda for September 20, 2021
- g. R-09/16/21 County Planning Commission Agenda for September 22, 2021

h. **FUTURE AGENDA ITEMS**

Noise Control Ordinance

Future of Sonja's

Superintendent & Principal Update from Knightsen School

i. **ADJOURMENT**

There being no further business before the Knightsen Town Advisory Council, Chair Steudle adjourned the meeting at 9:41pm. The next regularly scheduled Knightsen Town Advisory Council meeting on October 19, 2021 at 7:30p.m. and location to be determined due to Covid-19.

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-655-2700
Fax: 925-655-2758



AGENCY COMMENT REQUEST

Date 9-16-21

We request your comments regarding the attached application currently under review.

<p style="text-align: center;">DISTRIBUTION</p> <p>INTERNAL</p> <table border="0"><tr><td><input checked="" type="checkbox"/> Building Inspection</td><td>Grading Inspection</td></tr><tr><td>Advance Planning</td><td>Housing Programs</td></tr><tr><td>Trans. Planning</td><td>Telecom Planner</td></tr><tr><td>ALUC Staff</td><td>HCP/NCCP Staff</td></tr><tr><td>APC PW Staff</td><td>County Geologist</td></tr></table> <p>HEALTH SERVICES DEPARTMENT</p> <table border="0"><tr><td><input checked="" type="checkbox"/> Environmental Health</td><td>Hazardous Materials</td></tr></table> <p>PUBLIC WORKS DEPARTMENT</p> <table border="0"><tr><td><input checked="" type="checkbox"/> Engineering Services (1 Full-size + 3 email Contacts)</td></tr><tr><td>Traffic</td></tr><tr><td>Flood Control (Full-size)</td><td>Special Districts</td></tr></table> <p>LOCAL</p> <table border="0"><tr><td><input checked="" type="checkbox"/> Fire District _____</td></tr><tr><td>San Ramon Valley – (email) rwendel@srvfire.ca.gov</td></tr><tr><td>Consolidated – (email) fire@cccfd.org</td></tr><tr><td><input checked="" type="checkbox"/> East CCC – (email) brodriguez@eccfd.org</td></tr><tr><td>Sanitary District (none) _____</td></tr><tr><td>Water District (none) _____</td></tr><tr><td><input checked="" type="checkbox"/> City of <u>OAKLEY</u> _____</td></tr><tr><td>School District(s) _____</td></tr><tr><td>LAFCO</td></tr><tr><td>Reclamation District # _____</td></tr><tr><td>East Bay Regional Park District</td></tr><tr><td>Diablo/Discovery Bay/Crockett CSD</td></tr><tr><td><input checked="" type="checkbox"/> MAC/TAC <u>KNIGHTSEN TAC</u> _____</td></tr><tr><td>Improvement/Community Association</td></tr><tr><td><input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email)</td></tr></table> <p>OTHERS/NON-LOCAL</p> <p>CHRIS (email only: nwic@sonoma.edu)</p> <p>CA Fish and Wildlife, Region 3 – Bay Delta</p> <p>Native American Tribes</p> <p>ADDITIONAL RECIPIENTS</p> <p><u>DELTA PROTECTION COMMITTEE</u></p> <p><u>DELTA STEWARDSHIP COUNCIL</u></p>	<input checked="" type="checkbox"/> Building Inspection	Grading Inspection	Advance Planning	Housing Programs	Trans. Planning	Telecom Planner	ALUC Staff	HCP/NCCP Staff	APC PW Staff	County Geologist	<input checked="" type="checkbox"/> Environmental Health	Hazardous Materials	<input checked="" type="checkbox"/> Engineering Services (1 Full-size + 3 email Contacts)	Traffic	Flood Control (Full-size)	Special Districts	<input checked="" type="checkbox"/> Fire District _____	San Ramon Valley – (email) rwendel@srvfire.ca.gov	Consolidated – (email) fire@cccfd.org	<input checked="" type="checkbox"/> East CCC – (email) brodriguez@eccfd.org	Sanitary District (none) _____	Water District (none) _____	<input checked="" type="checkbox"/> City of <u>OAKLEY</u> _____	School District(s) _____	LAFCO	Reclamation District # _____	East Bay Regional Park District	Diablo/Discovery Bay/Crockett CSD	<input checked="" type="checkbox"/> MAC/TAC <u>KNIGHTSEN TAC</u> _____	Improvement/Community Association	<input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email)	<p>Please submit your comments to:</p> <p>Project Planner <u>Everett Louie</u></p> <p>Phone # <u>925-655-2873</u></p> <p>E-mail <u>everett.louie@dcd.cccounty.us</u></p> <p>County File # <u>CDLP21-02039</u></p> <p>Prior to <u>Oct. 14, 2021</u></p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <table border="0"><tr><td><input checked="" type="checkbox"/> Active Fault Zone (Alquist-Priolo) LIQUEFACTION</td></tr><tr><td>Flood Hazard Area, Panel # _____</td></tr><tr><td><input checked="" type="checkbox"/> 60-dBA Noise Control</td></tr><tr><td>CA EPA Hazardous Waste Site</td></tr></table> <p style="text-align: center;">*****</p> <p>AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.</p> <p>Comments: None Below Attached</p> <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>	<input checked="" type="checkbox"/> Active Fault Zone (Alquist-Priolo) LIQUEFACTION	Flood Hazard Area, Panel # _____	<input checked="" type="checkbox"/> 60-dBA Noise Control	CA EPA Hazardous Waste Site
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CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDLP21-02039

File Date: 9/13/2021

Assigned Planner: Everett Louie,
everett.louie@dcd.cccounty.us

Applicant:

5700 SELLERS AVENUE
OAKLEY, CA 94561

TONYLARGOMARSINO@GMAIL.COM
(925) 726-5774

Property Owner:

Project Description:

The applicant requests approval of a Land Use permit to allow a boat and RV storage yard on the subject 10-acre property.

Project Location: (Address: 5700 SELLERS AVE, OAKLEY, CA 94561-3609), (APN: 020040015)

Additional APNs:

General Plan Designation(s): AL

Zoning District(s): A-3

Flood Hazard Areas: See Map

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence:

Fire District: EAST CO CO FIRE

Sanitary District:

Housing Inventory Site:

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
066A	Late Filing Penalty	002606-9660-REV-000-5B066A	2750.00	2750.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
LPS0029	Land Use Permit-Other DCD	002606-9660-REV-000-5B0029	5500.00	5500.00
Total:			8412.00	8412.00



Planning Application
Department of Conservation and Development
Community Development Division

30 Muir Road
Martinez, CA 94553
(925) 674-7200
www.cccounty.us

PROJECT DATA

Total Parcel Size: 10 acres
Proposed Number of Units: _____
Proposed Square Footage: _____
Estimated Project Value: _____

TYPE OF APPLICATION (Mark all that apply):

- | | | |
|---|---|---|
| <input type="checkbox"/> ACCESSORY DWELLING UNIT (ADU)/JUNIOR ADU | <input type="checkbox"/> GENERAL PLAN AMENDMENT/FEASIBILITY STUDY | <input type="checkbox"/> REZONING |
| <input type="checkbox"/> ADMINISTRATIVE REVIEW
(former Redevelopment Area) | <input checked="" type="checkbox"/> LAND USE PERMIT | <input type="checkbox"/> TREE PERMIT |
| <input type="checkbox"/> CERTIFICATE OF COMPLIANCE | <input type="checkbox"/> LOT LINE ADJUSTMENT | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> COMPLIANCE REVIEW | <input type="checkbox"/> MAJOR <input type="checkbox"/> MINOR SUBDIVISION | <input type="checkbox"/> WIRELESS _____ |
| <input type="checkbox"/> DEVELOPMENT PLAN | <input type="checkbox"/> PLANNING CONSIDERATION | OTHER _____ |

PROPERTY OWNER OR AGENT AUTHORIZATION

NAME: Lagomarsino Eugene L Trs & Dorothy J Trs

ADDRESS: 2067 Dublin Way

CITY, STATE: San Mateo Ca ZIP: 94403-141

PHONE #: _____

EMAIL: _____

☐ I am the property owner and hereby authorize the filing of this application.

SIGNATURE: SEE ATTACHED

APPLICANT (MAIN CONTACT INFORMATION)

NAME: Tony Lagomarsino

ADDRESS: 5700 Sellers Ave

CITY, STATE: Oaklay Ca ZIP: 94561

PHONE #: _____

EMAIL: tonylargomarsino@gmail.com

☒ Check here if billings are to be sent to applicant rather than owner.

SIGNATURE: SEE ATTACHED

Project Description and Location:

Permit to store family and personal RV's, trailers, boats and cars

*****FOR OFFICE USE ONLY*****

Project Description:

The applicant requests approval of a Land Use permit to allow a boat and RV storage yard on the subject 10-acre property.

Property Description:

A 10-acre lot; PCL MAP 72 PG 33 PCL A EX MR

☐ Housing Inventory Site

	TYPE OF FEE	FEE	CODE	ASSESSOR'S #: 020-040-015
Area: <u>Oakley</u>	*CDD Base Fee/Deposit	\$ 5,500	S-	Site Address: <u>5700 Sellers Ave</u>
Fire District: <u>EAST CO CO FIRE</u>	*Additional CDD Base Fee/Deposit	\$	S-	Zoning District: <u>A-3</u>
Sphere of Influence:	*PW Base Fee/Deposit	\$	S-	General Plan: <u>AL</u>
Flood Zone: <u>B / X</u>	Late Filing Penalty (*50% of above if applicable)	\$ 2,750	S-066	Census Tract: <u>3020.11</u>
x-ref Files:	Notification Fee	\$30.00	S-052	Substandard Lot: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Fish & Game Posting (if not CEQA exempt)	\$75.00	S-048	Supervisory District: <u>3</u>
	Environmental Health Dept.	\$57.00	5884	Received By: <u>Syd Sotoodeh</u>
Concurrent Files:	TOTAL	\$8,412		Date Filed: <u>09/13/2021</u>
<u>BIRF19-01507</u>	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			File #: <u>CDLP21-02039</u>

APPLICATION SUBMITTAL ON REVERSE

Storage
5700 Sellers Ave
Oakley, Ca 94561

Storage Operation and rules

1. This storage facility is only open for business between the hours of 9 a.m. and 5 p.m. After-hours access by customers to the boat storage facility for drop-off, pick-up or lingering is not allowed.
2. The following uses are prohibited within the storage facility: The repair, servicing, renovating, manufacturing, assembly, construction, painting, maintenance, washing or resurfacing of any vessel, motor vehicle, recreational vehicle, trailer or other machine or implement. The use of any storage structure or storage space for human or animal habitation is not allowed.
3. No guest or friends of storage customers allowed at any time without the storage member present and all guests must have mangement permission to be on site with storage customer.
4. Activities normally associated with the pickup, drop-off, or movement of vessels onto trailers, or the movement of recreational vehicles, including the installation of hitches for, trailering and towing, are allowed.
5. No water, sanitary facilities or electricity, with the exception of lighting fixtures, may be provided in storage areas or spaces.
6. Storage will be allowed once the application is approved and rent is paid in full each and every month on the 1st of the month.
7. Vehicular ingress and egress shall not block any driveway or access.
8. Trash and other material such as oil, gas, batteries or cigarettes or not to be dumped here. All trash will be removed by storage member at all times.
9. Trash receptacles are for the facility to use only. Please do not bring trash in and dump in or around trash receptacles. Trash left in your area can result in the termination of this agreement.
10. Please be courteous of other people's storage.
11. If you damage the facility or another's storage please report it immediately or you may lose your storage spot.
12. Drive only in the designated storage area only and proceed with caution on the gravel driveway to not make dust for the neighbors.
13. Any non compliance with the rules can result in the immediate termination of this agreement.
14. Please sign here acknowledging you understand the above _____ date _____

Renter's: Name, full address and vehicle type and license:

Name _____

Address _____

City, State, Zip _____

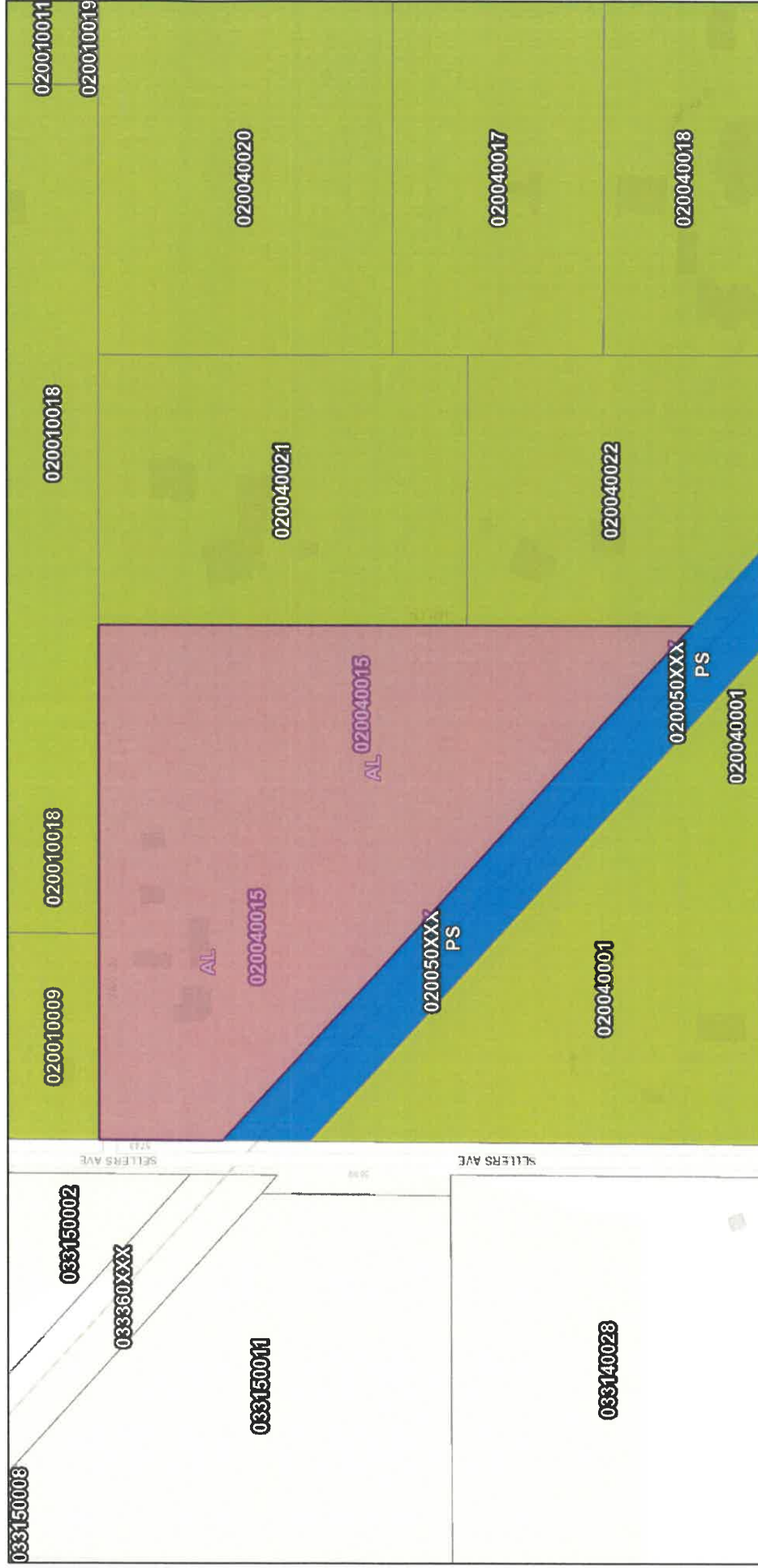
Make, model, license # _____

Signature and date of renter _____

Rent received and date _____

Signature of Facility Owner and date _____

General Plan: AL, Agricultural Lands



September 13, 2021

General Plan

Legend:

- SV (Single Family - Very Low)**
- SL (Single Family - Low)**
- SM (Single Family - Medium)**
- SH (Single Family - High)**
- ML (Multiple Family - Low)**
- MM (Multiple Family - Medium)**
- MH (Multiple Family - High)**
- MV (Multiple Family - Very High)**
- MS (Multiple Family - Very High Special)**
- CC (Congregate Care Senior Housing)**
- MO (Mobile Home)**
- M-1 (Parker Avenue Mixed Use)**
- M-2 (Downtown Waterfront Rodeo Mixed Use)**
- M-3 (Pleasant Hill BART Mixed Use)**
- M-4 (Willow Pass Road Mixed Use)**
- M-5 (Willow Pass Road Commercial Mixed Use)**
- M-6 (Bay Point Residential Mixed Use)**
- M-7 (Pittsburg Bay Point BART Station Mixed Use)**
- M-8 (Dougherty Valley Village Center Mixed Use)**
- M-9 (Montalvin Manor Mixed Use)**
- M-10 (Willow Pass Business Park Mixed Use)**
- M-11 (Applian Way Mixed Use)**
- M-12 (Triangle Ave Mixed Use)**
- M-13 (San Pablo Dam Road Mixed Use)**
- M-14 (Heritage Point Mixed Use)**
- M-15 (Saratap Village Mixed Use)**
- MU (Mixed Use)**
- CO (Commercial)**
- OF (Office)**
- BP (Business Park)**
- LI (Light Industry)**
- HI (Heavy Industry)**

Scale:

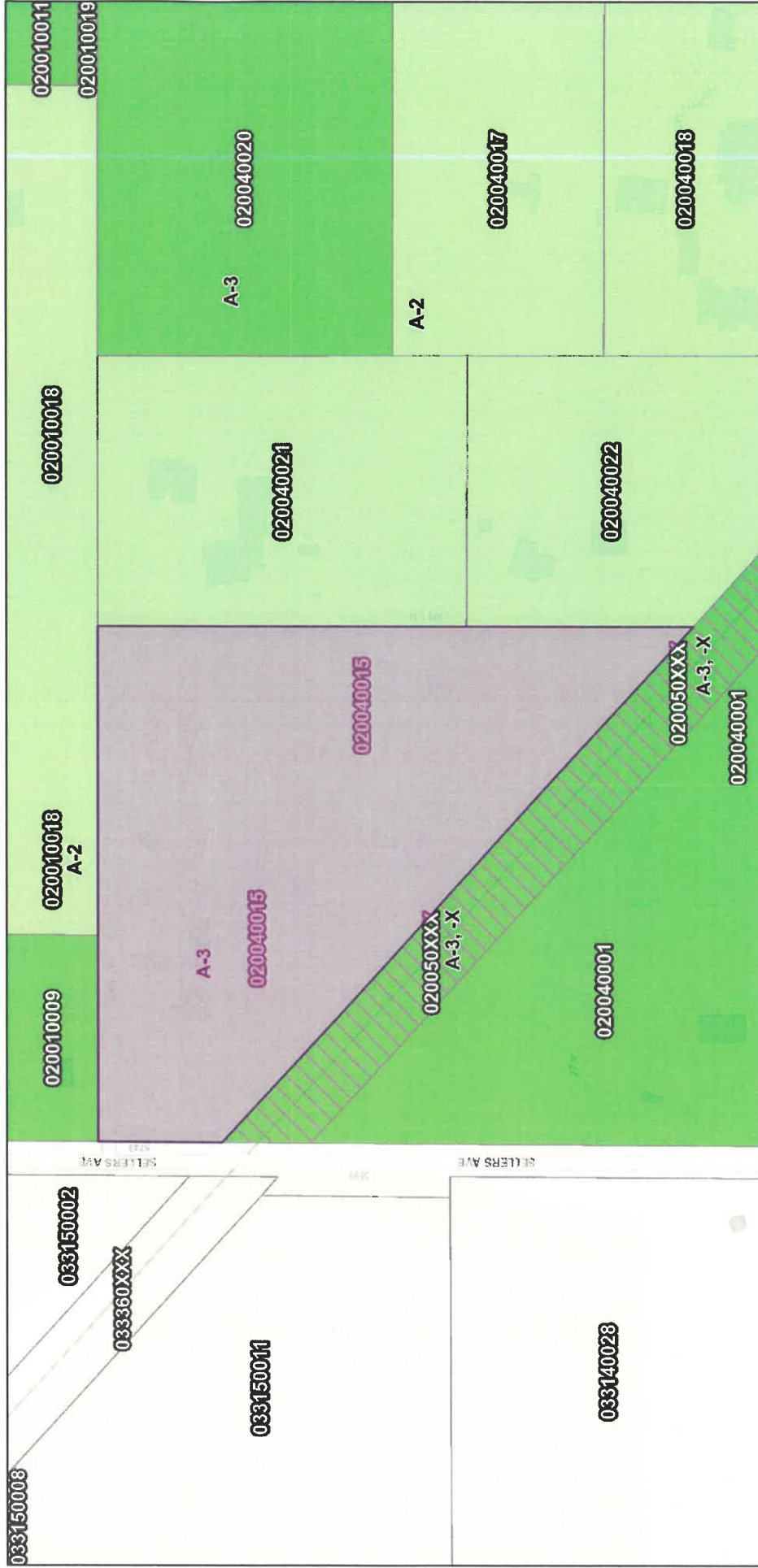
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1:1,781

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Zoning: A-3

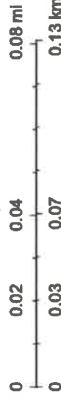


September 13, 2021

Zoning Districts

- R-7 (Single Family Residential)
- R-8 (Single Family Residential)
- R-6, -FH -UE (Flood Hazard and Animal Exclusion)
- R-6 -SD-1 (Slope Density Hillside Development)
- R-6 -TOV -K (Tree Obstruction and Kensington)
- R-6, -UE (Urban Farm Animal Exclusion)
- R-6 -X (Railroad Corridor Combining District)
- R-7 -X (Railroad Corridor Combining District)
- R-10 (Single Family Residential)
- R-10, -UE (Urban Farm Animal Exclusion)
- R-12 (Single Family Residential)
- R-15 (Single Family Residential)
- R-20 (Single Family Residential)
- R-20, -UE (Urban Farm Animal Exclusion)
- R-40 (Single Family Residential)
- R-40, -FH -UE (Flood Hazard and Animal Exclusion)
- R-40, -UE (Urban Farm Animal Exclusion)
- R-65 (Single Family Residential)
- R-100 (Single Family Residential)
- D-1 (Two Family Residential)
- D-1 -T (Transitional Combining District)
- D-1, -UE (Urban Farm Animal Exclusion)
- M-12 (Multiple Family Residential)
- M-12 -FH (Flood Hazard Combining District)
- M-17 (Multiple Family Residential)
- M-29 (Multiple Family Residential)
- F-R (Forestry Recreational)

1:1,781



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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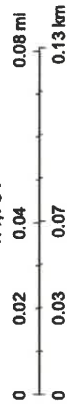
Aerial View



September 13, 2021

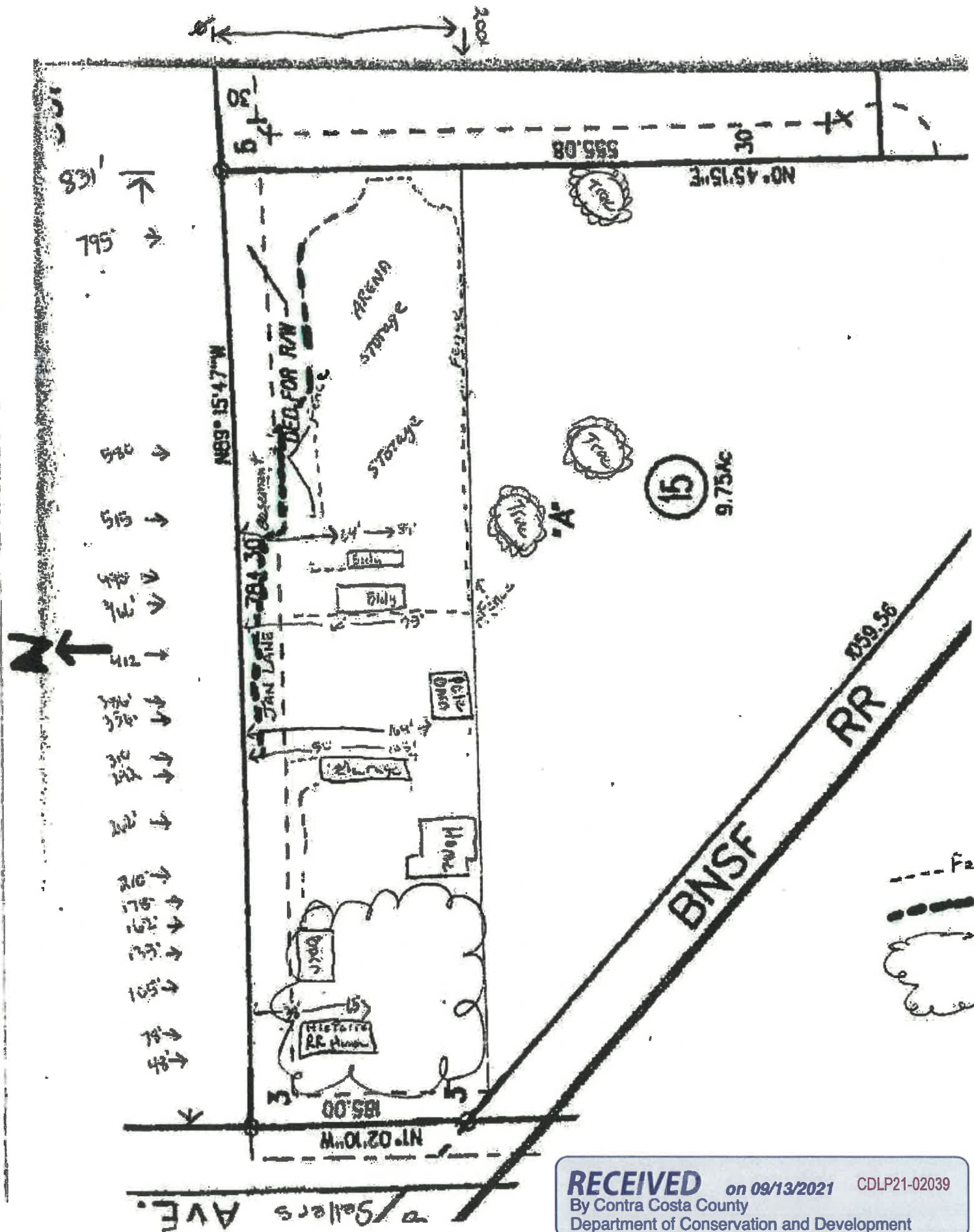
☐ Parcels

1:1,781

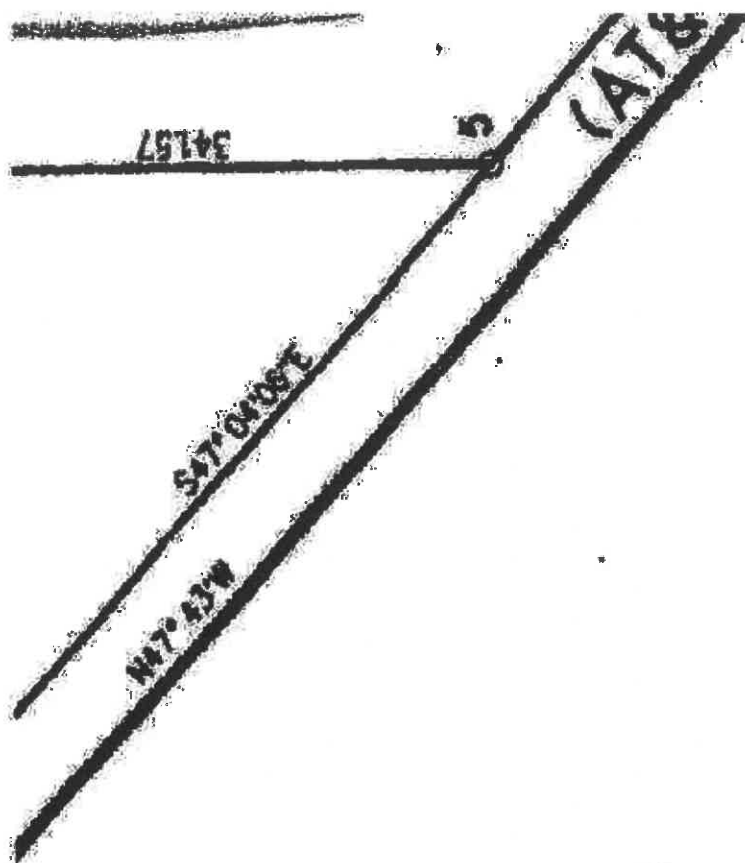


Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Acosta Inc.
All Rights Reserved.



RECEIVED on 09/13/2021 CDLP21-02039
 By Contra Costa County
 Department of Conservation and Development



5700 Sellers Ave. Oakley Ca.
APN. 020-040-015

fence
Screened Fence 292' to 795'

} 15-20 Trees

RECEIVED

SEP 20 2021

****REVISED****

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, SEPTEMBER 22, 2021
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

BY: _____

CHAIR: Kevin Van Buskirk
VICE-CHAIR: Bhupen Amin
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Planning Commission meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.

Commission meetings can be accessed live either online or by telephone. **ACCESS THE MEETING LIVE ONLINE AT**
<https://cccouny-us.zoom.us/j/88327696451>

Meeting ID: 88327696451

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. If you need assistance with your All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.

PERSONS WHO WISH TO ADDRESS THE COMMISSION DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE OR DURING THE MEETING BY EMAIL
AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 655-2860

The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

**** 6:30 P.M. ****

1. PUBLIC COMMENTS:

2. PUBLIC HEARINGS

- 2a. SCANNELL PROPERTIES (Applicant and Owner), County File #CDDP17-03045: The applicant requests approval of a Development Plan to construct two warehouse buildings totaling 327,207 square feet. Off-site improvements will occur along Parr Boulevard, Richmond Parkway and including traffic calming improvements to benefit the North Richmond community. The project also includes annexation into the West County Wastewater District, removal of 1 tree, grading of 35,000 cubic yards of soil, and fill of 0.145 acres of wetlands/water under jurisdiction of the U.S. Army Corps of Engineers. The subject property is located at 81,155 and 177 Parr Boulevard in the North Richmond area. (Zoning: P-1, North Richmond Planned Unit District) (APN's: 408-130-039, 018, and 408-090-053, 052, 040) FA Staff Report

3. STAFF REPORT:

4. COMMISSIONERS' COMMENTS:

5. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, OCTOBER 13, 2021.

****REVISED****

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, OCTOBER 4, 2021

30 MUIR ROAD

MARTINEZ, CA 94553

RECEIVED

SEP 30 2021

*****1:30 P.M.*****

BY: _____

To slow the spread of COVID-19, in lieu of a public gathering, the County Zoning Administrator meeting will be accessible live online or by telephone to all members of the public as permitted by Assembly Bill 361.

Zoning Administrator meetings can be accessed live either online or by telephone.

<https://cccounty-us.zoom.us/j/81285013056>

Meeting ID: 812 8501 3056

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

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PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

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If you wish to view the meeting only, but not participate, the meeting can be viewed at http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. **ADOPTION of Resolution Of The Contra Costa County Zoning Administrator Authorizing Teleconference Meetings Under Assembly Bill 361** Resolution AB361
2. **PUBLIC COMMENTS:**
3. **LAND USE PERMIT:**
- 3a. **DELARUM MOUSAVI AND NIMA RAFIBAKHSH** (Applicants and Owners), County File #CDLP20-02042: A request for approval of a land use permit to allow a daycare for approximately 30 children within an existing residence, a variance for a 0-foot front yard setback (where 20 feet is required) and a 5-foot secondary front yard setback (where 15 feet is required) for the required off-street parking spaces, and a variance for a 10-foot-wide driveway aisle (where 20 feet is required for two-way traffic) and parking spaces that are 11 feet from the adjacent street (where 18 feet is required). The subject property is located at 3001 Woodlawn Drive in the unincorporated Walnut Creek area. (Zoning: Single-Family Residential (R-10)) (APN: 148-112-004) (Continued from 9/20/21 closed for decision) MM Staff Report
4. **MINOR SUBDIVISION: PUBLIC HEARING**

- 4a. CIVIC RANCHO MEADOWS, LLC (Applicant and Owner), County File #CDMS20-00009: The applicant requests approval of a tentative map for a minor subdivision that proposes to subdivide an 80-acre lot into four 20-acre parcels (Parcels A-D) for the purpose of facilitating the sale of the property to the East Bay Regional Park District. All four parcels are approximately 1300 feet in depth and more than 600 feet in average width. As part of the requirements of the minor subdivision, the applicant proposes a 20-foot-wide roadway within a 40-foot-wide access and public utilities easement for the benefit of Parcels A-D, with the road ending at a cul-de-sac located on Parcel A. The road extension is a private road and will be maintained by the owners of Parcels A-D. Due to the proposed access road, this subdivision also includes a request for approval of a Tree Permit to remove 8 code-protected trees that would not survive the grading for the new private access road if it were to be constructed. The property is to be sold to the Park District and no development is proposed as part of this project. The subject property is located at 6301 Chadbourne Road in the unincorporated Brentwood area. (Zoning: Agricultural Preserve District (A-4)) (APN: 078-050-007). MM Staff Report
5. LAND USE PERMIT: PUBLIC HEARING
- 5a. EAST BAY REGIONAL PARK DISTRICT (Applicant & Owner), County File #CDLP18-2036: The applicant requests approval of a Land Use Permit to authorize the demolition and rebuild of an existing 907 square-foot caretaker's residence on the Arata Ranch, which abuts the northern boundary of the Black Diamond Mines Regional Park. The project includes a request for approval of a tree permit to allow dripline encroachment for eight code-protected trees located adjacently to the area of work. The proposed new caretaker's residence would be located within the same footprint of the building to be replaced and would utilize existing gravel driveway, well, and septic system improvements on site. The subject property is located on Somersville Road approximately 0.3 miles south of James Donlon Boulevard, in the unincorporated Antioch Area. (Zoning: A-4 Agricultural Preserve) (APN 075-051-014). AV Staff Report
- 5b. TOM JOHNSON ON BEHALF OF T-MOBILE (Applicant) - POTTS ASSOCIATES (Owners), County File #CDLP21-02025: The applicant requests a land use permit to allow for the renewal of expired land use permit (County File #CDDP08-03041) for a previously approved Verizon wireless telecommunications facility. The applicant also requests approval of modifications consisting to the existing facility including removing 3 antennas and associated coax equipment, and installing a new faux cupula on the rooftop, 6 new antennas, 10 radios, and the installation of 2 new cabinets and associated ancillary equipment within the existing leased area. The subject property is located at 3201 Danville Boulevard in the unincorporated Alamo area of Contra Costa County. (Zoning: R-B Retail Business, -S-2 Sign Control Combining District) (Assessor's Parcel Number: 198-010-019) EL Staff Report
6. DEVELOPMENT PLAN: PUBLIC HEARING
- 6a. LISA ROHRBACH (Applicant) - MATTHEW & KATHLEEN FINLEY (Owners), County File #CDDP21-03014: A request for approval of a Small Lot Design Review Development Plan to allow an approximately 516-square-foot addition at the rear of an existing single-family residence. The subject property is located at 2857 Miranda Avenue in the Alamo area. (Zoning: Single-Family Residential (R-20)) (APN: 192-300-020). DL Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 18, 2021.

~ CANCELLED ~
COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, OCTOBER 13, 2021
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

RECEIVED

SEP 30 2021

BY: _____

CHAIR: Kevin Van Buskirk
VICE-CHAIR: Bhupen Amin
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

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****** 6:30 P.M. ******

1. PUBLIC COMMENTS:
2. PUBLIC HEARINGS:
3. STAFF REPORT:
4. COMMISSIONERS' COMMENTS:
5. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, OCTOBER 27, 2021.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, OCTOBER 18, 2021

30 MUIR ROAD

MARTINEZ, CA 94553

RECEIVED

OCT 14 2021

1:30 P.M.

BY: _____

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Meeting ID: 874 6655 7848

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1. PUBLIC COMMENTS:

2. APPEAL NOTIFICATION OF FINE: CONTINUED HEARING:

- 2a. BRIAN STEINBERG (Owner), County File # BIRF18-00954): This is a hearing on the appeal for a Notice of Fine issued in the amount of \$14,300.00, at the property located at 3163 Willow Road, Bethel Island. (APN 029-120-020) (Zoning: F-1) The Notice of Fine was issued as part of a code enforcement case for activity in violation of Title 8 of the Contra Costa County Ordinance (Continued from 08/02/2021 LC) CF Staff Report

3. APPEAL NOTIFICATION OF FINE: PUBLIC HEARING

- 3a. SALVADOR HERNANDEZ (Owner), County File # BIRF20-00481: This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRF20-00481. This case is for violation(s) of the storage of two (2) semi-trailers and two (2) sections of a manufactured home on the property in an A-2 zoning district. The property is located at 2195 Eden Plains Road, Brentwood. CF Staff Report

- 3b. KENNETH & PATRICIA MANNING: (Owners) County File #BIRF19-00790: This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRF19-00790. This case is for violation(s) of the operation of contractor/construction yards AND the storage of travel trailers, vehicles, equipment, materials and shipping containers on a property in the A-2/A-3 zoning district. CF Staff Report
4. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING
- 4a. JEFFREY DOWGALA (Applicant and Owner), County File #CDDP21-03016: A request for approval of a Small Lot Design Review Development Plan to allow an approximately 1,426-square-foot two-story addition at the rear of an existing single-family residence. The subject property is located at 1633 Elm Avenue in the East Richmond Heights area. (Zoning: Single-Family Residential (R-6)) (APN: 521-062-022) (Continued from 9/20/21) MM Staff Report
5. LAND USE PERMIT: PUBLIC HEARING
- 5a. WISSAM A KASFY (Applicant) - DAVID BAILEY (Owner), County File #CDLP21-02030: The applicant requests approval of a Land Use Permit to establish an automotive smog check station use (El Sobrante Smog Center) within an existing building. The project does not propose any exterior or interior changes to the existing building. The project will have up to 2 full time employees and will provide up to 12 parking spaces. Proposed hours of operation are Monday through Friday, 8:30 AM to 5:30 PM and Saturday, 8:30 AM to 2:30 PM. The subject property is located at 5050 Appian Way in the El Sobrante area of the County. (Zoning: P-1, El Sobrante) (Assessor's Parcel Number: 425-240-024) EL Staff Report
6. DEVELOPMENT PLAN: PUBLIC HEARING
- 6a. MAGGIORA & GHILOTTI INC. (Applicant and Owner), County File #CDDP18-03020: The applicant requests approval of a Development Plan for the purposes of constructing and operating a contractor's yard. The project includes: 1) raising the site's elevation between 8 and 12 feet, 2) grading of 155,600 cubic yards of soil (cut of 14,000 cubic yards and fill of 141,600 cubic yards which will be phased over a 5-year period), 3) access improvements along Radiant Avenue, 4) drainage improvements, and 5) exception requests to Section 914-2.004 (Offsite collect and convey requirements) and Section 914-12.010 (Detention Basins-Maintenance) of the code to allow for private maintenance of the detention infrastructure. The project will also include fill of 0.84 acres of Seasonal Wetland Habitat and construction of 2.72 acres of wetland mitigation area. The subject property is located at 2800 Radiant Avenue in the North Richmond area. (Zoning: P-1, North Richmond Planned Unit District) (APN: 408-082-030) EA Staff Report
7. RECONSIDERATION REQUEST: LAND USE PERMIT: PUBLIC HEARING
- 7a. CIVIC RANCHO MEADOWS, LLC (Applicant and Owner), County File #CDMS20-00009: This a request for a reconsideration of the County Zoning Administrator's approval of a four-lot minor subdivision to include a Condition of Approval to the project that was inadvertently excluded. The Condition of Approval requires that prior to recordation of the parcel map, title to the subject property be conveyed in fee to the East Bay Regional Park District for the purpose of maintaining the property as open space. The subject property is located at 6301 Chadbourne Road in the unincorporated Brentwood area. (Zoning: Agricultural Preserve District (A-4)) (APN: 078-050-007) MM Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 1, 2021.